



Proposed Project/Remodel for:

**Hyatt - Santa Barbara House**  
434 Por La Mar Drive  
Santa Barbara, CA 93101

[illegible]



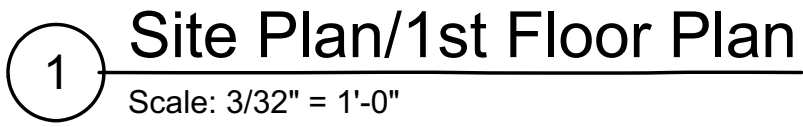
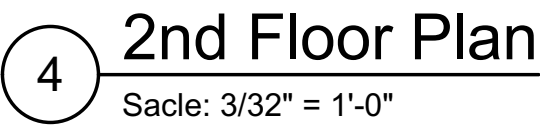
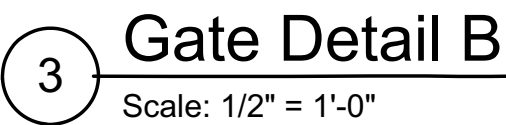
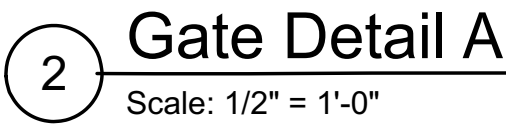
Proposed Project/Remodel for:

**Hyatt - Santa Barbara House**  
434 Por La Mar Drive  
Santa Barbara, CA 93101

Proposed Project/Remodel for:

LICENSE		
JOB NUMBER 18.024		
PERMIT NUMBER		
CONTENTS		
SITE PLAN		
ANDRULAITIS MIXON ARCHITECTS, INC. expressly reserves their common law copyright and other proprietary rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written permission and consent of Andrulaitis Mixon Architects, Inc. In the event of unauthorized reuse of these plans by a third party, the third party shall hold Andrulaitis Mixon Architects, Inc. harmless.		
SUBMITTALS		
DATE	TYPE	
09.23.19	Concept	
11.04.19	Concept	
11.22.19	ABR	
01.31.20	ABR	
ISSUE DATE		
01.31.20		
REVISIONS		
NO.	DATE	TYPE
A-100		

01.	8" PLASTERED CMU WALL
02.	BI-PARTING ROLLING WROUGHT IRON GATE
03.	REPLACE (E) ENTRY DOOR W/ WOOD PLANK DOOR
04.	(E) BIKE PARKING TO REMAIN
05.	NEW ENTRY VESTIBULE
06.	REMOVE & REPLACE (E) FENCE PER LANDSCAPE DRAWINGS
07.	NEW WOOD CLAD WINDOW PER EXTERIOR ELEVATIONS
08.	NEW PLASTER WALL AND WROUGHT IRON RAIL TO MATCH EXISTING

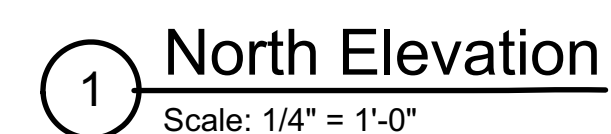




**2040 ALAMEDA PADRE SERRA  
SANTA BARBARA SUITE 107  
CALIFORNIA 805 899 2528**

Proposed Project/Remodel for:

**Hyatt - Santa Barbara House**  
434 Por La Mar Drive  
Santa Barbara, CA 93101

ELEVATION NOTES

- |     |   |
|-----|---|
| 01. | REMOVE PLASTER RAIL AND REPLACE W/ WOOD RAIL TO MATCH (E) |
| 02. | NEW 2'-0" X 3'-0" WOOD CLAD WINDOW                        |
| 03. | REPLACE (E) TWO-PANEL DOOR W/ PLANK DOOR                  |
| 04. | REPLACE (E) DOOR W/ WOOD PLANK DOOR                       |
| 05. | NEW PLASTER WALLS W/ WROUGHT IRON HANDRAIL                |

LICENSE		
<b>JOB NUMBER</b>		
18.024		
<b>PERMIT NUMBER</b>		
<b>CONTENTS</b>		
EXTERIOR ELEVATION		
<small>ANDRULATIS MIXON ARCHITECTS, INC. expressly reserves their common law copyright and other proprietary rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written permission and consent of Andrulatis Mixon Architects, Inc. In the event of unauthorized reuse of these plans by a third party, the third party shall hold Andrulatis Mixon Architects, Inc. harmless.</small>		
<b>SUBMITTALS</b>		
DATE	TYPE	
09.23.19	Concept	
11.04.19	Concept	
11.22.19	ABR	
01.31.20	ABR	
<b>ISSUE DATE</b>		
01.31.20		
<b>REVISIONS</b>		
NO.	DATE	TYPE
<b>A-201</b>		



TREE PROTECTION NOTES


- EXISTING TREES LOCATED ON SITE SHALL BE PROTECTED TO THE MAXIMUM EXTENT FEASIBLE.
- NO GRADING OR DEVELOPMENT SHALL OCCUR WITHIN THE DRIPLINES OF TREES WHICH OCCUR IN THE CONSTRUCTION AREA. THIS INCLUDES TREE CANOPIES WHICH OVERHANG INTO THE LIMIT OF WORK FROM ADJACENT PROPERTIES.
- NO CONSTRUCTION EQUIPMENT SHALL BE PARKED, STORED, OR OPERATED WITHIN SIX FEET OF TREE DRIPLINES, OR WITHIN THE LIMITS OF THE TREE PROTECTION FENCING.
- NO FILL SOIL, ROCKS, OR CONSTRUCTION MATERIALS SHALL BE STORED OR PLACED WITHIN SIX FEET OF TREE DRIPLINES, OR WITHIN THE LIMITS OF TREE PROTECTION FENCING.
- ROOTS ENCOUNTERED THAT ARE ONE INCH IN DIAMETER OR GREATER SHALL BE CLEANLY CUT. THIS SHALL BE DONE UNDER DIRECTION OF THE PROJECT ARBORIST.
- TRENCHING OR OTHER CONSTRUCTION ACTIVITY REQUIRED WITHIN THE DRIPLINE OR SENSITIVE ROOT ZONE OF TREES SHALL BE DONE BY HAND AND UNDER THE SUPERVISION OF THE PROJECT ARBORIST.
- TREES LOCATED WITHIN 25 FEET OF PROPOSED BUILDINGS SHALL BE PROTECTED FROM STUCCO OR PAINT DURING CONSTRUCTION.
- REFER TO THE ARBORIST REPORT (IF ONE IS AVAILABLE) FOR COMPLETE TREE PROTECTION MEASURES. WHEN THE ARBORIST REPORT REQUIRES ALTERNATIVE TREE PROTECTION ZONES OR FENCING REQUIREMENTS THAN THE ABOVE NOTES, THE MORE STRINGENT REQUIREMENTS SHALL BE MET.

Landscape Compliance Requirements

Landscape Design for Water Conservation Compliance Statement

Mandatory Measures:	Sheet #
<i>(Show calculations of required areas on referenced sheets)</i>	
No turf in parkways, medians or other areas with any dimension of <8 feet	L-1.1
No turf on > 20% slope.	L-1.1
For residential,mixed-use and institutional projects 80% or > of landscape area water wise plants. For commercial, 100% of landscape area water wise plants.	L-1.1
For residential, <20% of area in turf of high-water using plants	L-1.1
Three inches of mulch specified as required.	L-1.0
Areas of sprinkler coverage avoid overspray and runoff, including optimum distribution uniformity, head-to-head spacing and setback from walkways and pavement.	(IRRIGATION PLANS NOT COMPLETED YET)
Sprinklers have matched precipitation rates within each valve and circuit	(IRRIGATION PLANS NOT COMPLETED YET)
Valves separated for individual hydrozones based on plant water needs & sun/shade requirements	(IRRIGATION PLANS NOT COMPLETED YET)
Weather based irrigation controller with a rain shutoff sensor for the entire irrigation system including an automatic irrigation system	(IRRIGATION PLANS NOT COMPLETED YET)
Areas less than 8' wide irrigated only with bubblers, rotating nozzles on pop-up bodies, sub-surface, or drip irrigation	(IRRIGATION PLANS NOT COMPLETED YET)
Drip/low volume irrigation system on >25% of landscaped area	(IRRIGATION PLANS NOT COMPLETED YET)
Check valves at low end of irrigation lines to prevent unwanted draining of irrigation lines	(IRRIGATION PLANS NOT COMPLETED YET)
Pressure regulators, unless the Public Works Director determines one is not necessary	(IRRIGATION PLANS NOT COMPLETED YET)
Grading encourages water retention and infiltration by preserving open space and creating depressed areas/swales	N/A
Grading mimics natural, pre-development hydrologic flow paths and maintains and/or increases the width of flow paths in order to decrease flow rates	N/A

I state that I am familiar with the Landscape Design Standards for Water Conservation as recently adopted by the Santa Barbara City Council and that the landscape design for this project complies with those standards. It is my understanding that verification of compliance will be necessary upon final building inspection. I shall inspect the completed installation and I will submit in writing that the installation substantially conforms to the approved plans.

	COURTNEY JANE MILLER
Signature	Name
5581	09/30/20
License#	Exp. Date

City of Santa Barbara Planning Counter / 630 Garden St. / (805) 564-5578

PLANTING NOTES

- PLANT MATERIAL SHALL MEET THE HIGHEST QUALITY INDUSTRY STANDARD.
- PLANT MATERIAL SHALL BE SOURCED WITHIN TWO WEEKS OF AWARD OF CONTRACT.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY SOURCING DIFFICULTY.
- CONTRACTOR SHALL VERIFY PLANTING INSTALLATION DATE WITH LANDSCAPE ARCHITECT A MINIMUM OF TWO (2) WEEKS PRIOR TO INSTALLATION.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE PLANT MATERIAL DELIVERED TO THE SITE THAT IS SUBSTANDARD. CONTRACTOR SHALL SUPPLY REPLACEMENT PLANT MATERIAL AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL GUARANTEE PLANT MATERIAL 5 GALLON OR SMALLER FOR A PERIOD OF NINETY (90) DAYS FROM DATE OF FINAL ACCEPTANCE. CONTRACTOR SHALL GUARANTEE PLANT MATERIAL 15 GALLON AND LARGER FOR A PERIOD OF ONE (1) YEAR FOLLOWING FINAL ACCEPTANCE. CONTRACTOR SHALL REPLACE DEAD PLANTS AND PLANTS NOT IN VIGOROUS CONDITION, WITHOUT COST TO OWNER, AS DETERMINED BY LANDSCAPE ARCHITECT AT THE END OF THE WARRANTY PERIOD.
- CONTRACTOR SHALL CHALK OUT LOCATIONS OF VINE TIE CONNECTORS FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL PLACE ALL PLANT MATERIAL IN LOCATIONS AS INDICATED ON THE PLANS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- CONTRACTOR SHALL VERIFY QUANTITY OF PLANTS GRAPHICALLY INDICATED ON THE PLAN. IF DISCREPANCIES BETWEEN QUANTITIES INDICATED ON PLAN AND PLANT SCHEDULE OCCUR, CONSULT LANDSCAPE ARCHITECT FOR CLARIFICATION.
- PLANT MATERIAL SHALL BE PLANTED PER DETAILS AND SPECIFICATIONS. SOIL PREPARATION, WEED REMOVAL AND AMENDMENTS SHALL BE PER THE SPECIFICATIONS OR RECOMMENDATIONS OF THE SOILS SUITABILITY REPORT (IF AVAILABLE).
- CONTRACTOR SHALL PROVIDE AND INSTALL 3" MIN. DEPTH SHREDDED BARK MULCH OR GRAVEL IN PLANTED AREAS PER SPECIFICATIONS AND AS SHOWN ON THE PLANTING PLANS & DETAILS. CONTRACTOR SHALL PROVIDE MULCH AND/OR GRAVEL SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADES AND FINE GRADING REQUIRED FOR SURFACE DRAINAGE AND UNIFORMITY TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL ADVISE LANDSCAPE ARCHITECT OF DRAINAGE PROBLEMS IMMEDIATELY AND MAKE RECOMMENDATIONS FOR SOLUTION.
- CONTRACTOR SHALL PROVIDE NINETY (90)-DAY MAINTENANCE PERIOD AS PART OF THE CONTRACT. THIS PERIOD SHALL BEGIN AFTER INSTALLATION AND EXTEND CONTINUOUSLY FOR 90 DAYS UNTIL FINAL ACCEPTANCE.

SUBSTITUTIONS & PRICING NOTE

SUBSTITUTIONS SHALL NOT BE ALLOWED WITHOUT PRIOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. ANY MATERIAL ORDERED WITHOUT AUTHORIZATION BY THE LANDSCAPE ARCHITECT SHALL BE CORRECTED TO CONFORM TO THE PLANS AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL BASE BIDS AND PRICING ON THE MOST EXPENSIVE COMBINATION OF QUALITY AND OR QUANTITY OF WORK INDICATED.

VINE TIE NOTE:

REFER TO PLANTING DETAILS FOR INSTRUCTIONS ON HOW TO ATTACH VINES TO STRUCTURES. SELF-CLINGING VINES DO NOT REQUIRE SUPPORT.

SIGHT VISIBILITY NOTE

TREES LOCATED WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL BE PRUNED SO THAT THE LOWEST BRANCH IS A MINIMUM OF 5'-0" FROM FINISHED GRADE. SHRUBS AND GROUNDCOVER LOCATED WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL BE CONSISTENTLY MAINTAINED SO THAT THE MAXIMUM HEIGHT DOES NOT EXCEED 2'-0".


ROOT BARRIER NOTE

ALL TREES PLANTED WITHIN 5'-0" OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, UTILITY LINE/CONDUIT OR LIGHT FIXTURE SHALL RECEIVE AN 8'-0" LENGTH OF 24" DEEP ROOT BARRIER. NO ROOT BARRIER SHALL ENCIRCLE THE ROOTBALL. REFER TO TREE PLANTING DETAILS.

DEMOLITION NOTES

- ALL EXISTING UTILITIES, MAN HOLE COVERS, IRRIGATION EQUIPMENT, DRAIN LINES, VAULTS, ETC. SHALL BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PROTECT IN PLACE ALL EXISTING ONSITE AND ADJACENT PROPERTY SURFACE IMPROVEMENTS AND UNDERGROUND UTILITIES WHICH ARE NOT IN CONFLICT WITH THE PROPOSED PROJECT CONSTRUCTION AS INDICATED ON PLANS.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE EROSION CONTROL THROUGHOUT ALL AREAS OF THE SITE AFFECTED BY PROJECT COORDINATION.

NOT FOR CONSTRUCTION




CJM::LA

COURTNEY JANE MILLER  
LANDSCAPE ARCHITECTURE

Office 805.688.2120 [info@cjm-la.com](mailto:info@cjm-la.com)  
1221 STATE STREET SUITE 208  
SANTA BARBARA CA 93101

SANTA BARBARA HOUSE

424 Pol La Mar Drive  
Santa Barbara, CA, 93103



REVISIONS

11/18/19	Client Review
11/22/19	ABR Submittal
01/28/20	ABR Submittal
PROJECT NUMBER	1805
DRAWN BY	CH
DATE DRAWN	09/27/19
SCALE	N/A
PRINT DATE	1/28/20
SHEET NUMBER	L-1.0

CLIENT SHALL RETAIN COPIES OF THE WORK PERFORMED BY LANDSCAPE ARCHITECT IN CAD FORM ONLY FOR INFORMATION AND USE BY CLIENT FOR THE SPECIFIC PURPOSE FOR WHICH LANDSCAPE ARCHITECT WAS ENGAGED. SAID MATERIALS SHALL NOT BE USED BY CLIENT, OR TRANSFERRED TO ANY OTHER PARTY, FOR USE IN OTHER PROJECTS. ADDITIONS TO THE CURRENT PROJECT, OR ANY OTHER PURPOSE FOR WHICH THE MATERIAL WAS NOT STRICTLY INTENDED BY LANDSCAPE ARCHITECT WITHOUT LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION. ANY UNAUTHORIZED MODIFICATION OR REUSE OF THE MATERIALS SHALL BE AT CLIENT'S SOLE RISK AND CLIENT AGREES TO DEFEND, INDEMNIFY, AND HOLD LANDSCAPE ARCHITECT HARMLESS, FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE USE OF THE MATERIALS. THE LANDSCAPE ARCHITECT'S DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT. THE DOCUMENTS ARE AVAILABLE TO THE CLIENT FOR USE ONLY ON THIS PROJECT DURING THE EXISTENCE OF THE CONTRACT. RE-USE OF THE DOCUMENTS FOR PROJECTS NOT A PART OF THE CONTRACT REQUIRE THE EXPRESS AUTHORIZATION OF THE LANDSCAPE ARCHITECT.





CONCRETE FOOTING - SLOPE TOP OF  
FOOTING TO DRAIN; SIZE AND  
REINFORCEMENT PER STRUCT. ENG.'S  
DETAILS AND CALC.'S.



**NOTE:**  
ALL WOOD TO BE FSC-CERTIFIED REDWOOD, STAINED  
WITH TWO (2) COATS CLEAR WOOD PRESERVER.  
ALL BOLTS & CONNECTORS TO BE GALVANIZED.

$$1/2'' = 1'-0''$$

P-1805.1-HAR-01



LANDSCAPE ARCHITECTURE

office 805 698 2120 email INFO@CJM-LA.COM  
1221 STATE STREET SUITE 206  
SANTA BARBARA CA 93101

## CONSTRUCTION & PLANTING DETAILS

# SANTA BARBARA HOUSE

424 Pol La Mar Drive  
Santa Barbara, CA, 93103

PROJECT NUMBER

DRAWN BY

DATE DRAW

SCALE  
AS NOTED

PRINT DATE  
1/22/22

L-3.1